



W3290815

MAIL TAX NOTICES TO GRANTEE AT:
2384 FIELD STONE WAY, LAYTON UT 84041

E# 3290815 PG 1 OF 2
Leann H. Kilts, WEBER COUNTY RECORDER
14-Jul-23 0347 PM FEE \$40.00 DEP SLW
REC FOR: GT TITLE SERVICES
ELECTRONICALLY RECORDED



Property Reference Information:
Tax Parcel No(s): 04-023-0011
Property Address(es) (if any):
3157 ADAMS AVENUE, OGDEN, UT 84403

PERSONAL REPRESENTATIVE'S DEED

THIS PERSONAL REPRESENTATIVE'S DEED is given by **SHARON MADDEN** (hereinafter referred to as "Grantor"), as qualified General Personal Representative of the Estate of **BEVERLY JEAN MADDEN AKA BEVERLY J. MADDEN AKA BEVERLY MADDEN**, deceased, pursuant to Probate Case No. **223900639**, in the **SECOND** Judicial District Court, **WEBER** County, State of Utah, as evidenced by the Letters of Administration / Letters Testamentary entered in said case attached hereto as an Exhibit.

BEVERLY JEAN MADDEN AKA BEVERLY J. MADDEN AKA BEVERLY MADDEN is one and the same person as **BEVERLY J. MADDEN** who acquired title to the real property described herein by that certain deed recorded in the Recorder's Office, **WEBER** County, Utah, on **OCTOBER 14, 1986** as Entry No. **985360**.

Grantor, in exchange for good and valuable consideration, hereby conveys and warrants to

RIGBY HOME BUYERS, LLC, a UTAH limited liability company ("Grantee"),

in fee simple the following described real property located in **WEBER** County, Utah, together with all the appurtenances, rights, and privileges belonging thereto, to wit (the "Property"):

ALL OF LOT 9 AND THE NORTH 3 FEET OF LOT 10, BLOCK 3, WOODMANSEE'S MAIN STREET ADDITION, ACCORDING TO THE OFFICIAL PLAT THEREOF, ON FILE AND OF RECORD IN THE OFFICE OF THE WEBER COUNTY RECORDER.

With all the covenants and warranties of title from Grantor in favor of Grantee as are generally included with a conveyance of real property by warranty deed under Utah law, except for, however, the Property is subject to: (a) leases, rights of way, easements, reservations, plat maps, covenants, conditions, and restrictions appearing of record and enforceable in law; (b) zoning and other regulatory laws and ordinances affecting the Property; and (c) real property taxes and assessments for the year **2023** and thereafter.

[Remainder of page intentionally left blank. Signatures appears on the following page.]

Information for reference purposes:

GT Title File No.: **SL52408C**
Tax Parcel No(s): **04-023-0011**
Property Address(es) (if any):
3157 ADAMS AVENUE, OGDEN, UT 84403

-Signature Page and Notary Acknowledgment to Personal Representative's Deed-

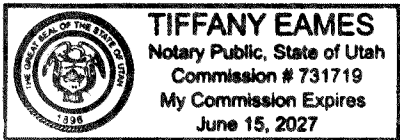
THE INDIVIDUAL WHO SIGNS THIS INSTRUMENT HEREBY CERTIFIES, REPRESENTS, AND WARRANTS THAT HE/SHE HAS FULL POWER AND AUTHORITY TO EXECUTE THIS INSTRUMENT AND CONVEY TITLE TO THE REAL PROPERTY DESCRIBED HEREIN AND THAT HE/SHE HAS EXECUTED THIS INSTRUMENT IN HIS/HER AUTHORIZED CAPACITY.

Witness the hand of Grantor this 14 day of **JULY, 2023**.

Sharon Madden, GPR
SHARON MADDEN,
General Personal Representative of the Estate of
BEVERLY JEAN MADDEN AKA BEVERLY J. MADDEN AKA BEVERLY MADDEN,
deceased

STATE OF UTAH)
COUNTY OF Weber) ss.

On this 14 day of **July, 2023**, personally appeared before me **SHARON MADDEN**, as General Personal Representative of the Estate of **BEVERLY JEAN MADDEN AKA BEVERLY J. MADDEN AKA BEVERLY MADDEN**, the named Grantor of the within instrument, proved on the basis of satisfactory evidence to be the person whose name is subscribed to this instrument, and duly acknowledged that he/she/ executed this instrument. Witness my hand and official seal.



Tiffany Eames
NOTARY PUBLIC